

# Dundas Street West **Avenues** Study

Kick-Off Workshop

Tuesday, January 11<sup>th</sup>, 2005



# Agenda

## 1. Presentation

- Study Background
- Site Analysis
- Issues and Opportunities
- Development Examples
- Project Priorities

## 2. Questions of Clarification

## 3. Break

## 4. Discussion in Groups

- Likes/Dislikes about existing Dundas West
- Comments on Presentation

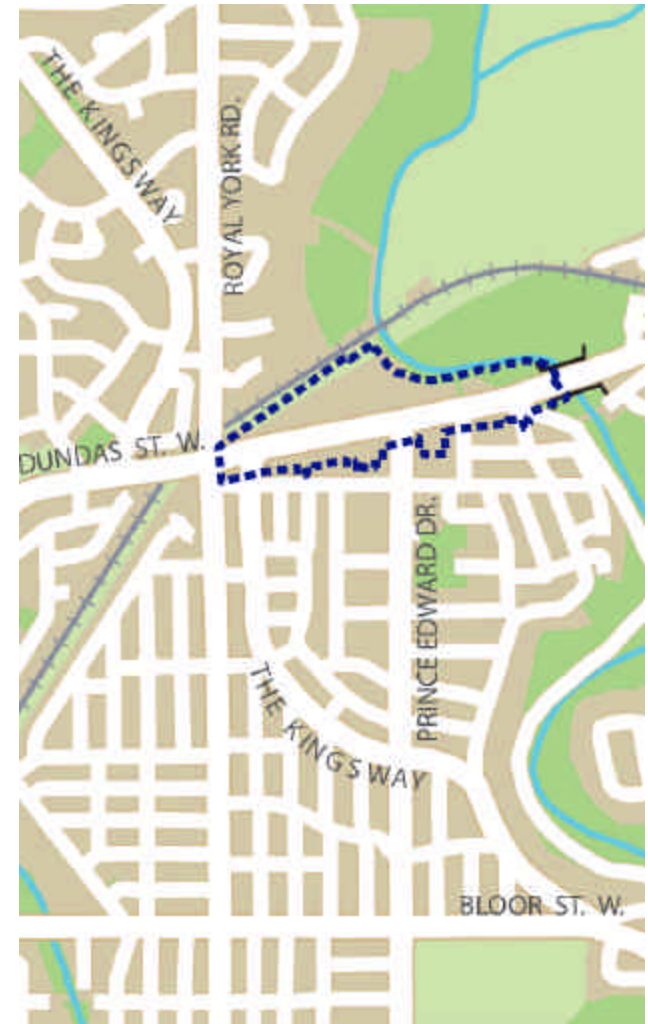
## 5. Large Group Re-Cap

## 6. Additional Comments/Questions

## 7. Closing Remarks

# Site and Context

- Flanked by bridges at both ends
- Close to The Kingsway, Chestnut Hills and Humber Valley neighbourhoods
- Not far from the Humbertown Shopping Plaza
- About a 20-minute walk from Bloor Street



# Study Area



# Study Background

- The GTA is expected to grow by 2.7 million residents and 1.8 million jobs by the year 2031. The City of Toronto is expected to handle 20% of this growth.
- The City's new Official Plan directs growth in several areas, including Avenues.
- Avenues Studies will establish a framework for future development while providing a level of certainty to the community about the character and form of development.

## What are the Avenues?

- Toronto's early concession roads and main traffic arteries
- Typical mixed-use corridors lined with two to three storey buildings
- Areas identified by the City for intensification.

# Objectives for Avenues

- Create new housing and jobs through reurbanization and intensification
- Improve the pedestrian and cyclist environment, the look of the street, shopping opportunities and transit service for community residents

## How to achieve this?

- **Avenues Study** to address how to introduce mid-rise, mixed used **buildings**; how to improve the **streetscape / pedestrian environment**; where to create or improve **public open space**; where to **plant trees**; how to optimize the **road allowance**; and how to enhance **transit**.
- New **zoning by-law** and design guidelines
- Transform incrementally **building-by-building** over a number of years

## Key Priorities for Study

- Improve pedestrian environment.
- Add more street trees and enhance the streetscape.
- Look at opportunities for reducing the amount of vehicular pavement at the street edge.
- Encourage building frontages at the street edge, facing the street.
- Propose an appropriate scale of buildings.
- Create a distinctive identity and long-term vision for this area.

